

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2009 (6:30PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board
Various owners re vehicles Towed

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet
Operating Expenses about 25% below budget

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View: none at this time
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, engineers, City inspector, etc. – meeting on 11/4/09
(reducing watering & removal of dryer vent trim)
- Recent asphalt & slurry seal project , vehicles towed, bikes removed;
- Cox cable upgrade – Letter sent with October & November Newsletter
- Identifying water meters

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Draft of proposed budget
- Choosing CPA to do audit / review along with tax returns
- Trash enclosures (Nathan 10/10/09)
- New gate entry system (Todd 10/30/09)
- Annual Meeting 1/14/10, at Community Center, at 6:30PM?
- Emailing newsletters
- Recording lien
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 8 units
- Foreclosure

8. ADJOURNMENT (Scheduled meeting – 12/10/09 @ 6:30PM)

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